



**Chapel Lane, Helpringham Sleaford NG34 0RQ**

**welcome to**

**Chapel Lane, Helpringham Sleaford**

Set in the popular village of Helpringham, is this detached bungalow, which benefits from a generous enclosed rear garden, detached garage and in & out driveway. Internally the property offers scope for modernisation but has spacious accommodation throughout and is offered for sale with NO CHAIN.



**Entrance Hall**

Having a storage cupboard and radiator.

**Lounge**

13' 7" x 11' 10" ( 4.14m x 3.61m )

Featuring a fireplace with electric fire, TV point, radiator and window to the front.

**Kitchen**

19' 3" x 10' 9" max ( 5.87m x 3.28m max )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, space for oven, space for fridge freezer, plumbing for washing machine, breakfast bar, radiator, built-in pantry cupboard, two windows to the rear and door to the side.

**WC**

Fitted with a wash hand basin, WC and window to the rear.

**Bedroom One**

12' 9" max x 10' 10" ( 3.89m max x 3.30m )

There is a TV point, radiator and window to the front.

**Bedroom Two**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Having a TV point, radiator and window to the rear.

**Bedroom Three**

10' 10" max x 9' 4" max ( 3.30m max x 2.84m max )

There is a radiator, TV point and window to the front.

**Shower Room**

8' x 5' 9" ( 2.44m x 1.75m )

Fitted with a shower cubicle, wash hand basin, WC, radiator, tiled flooring and window to the rear.

**Outside Front**

To the front of the property there is a gravelled in and out driveway.

**Detached Garage****Rear Garden**

The enclosed rear garden has a lawn, patio with shed and bin storage.

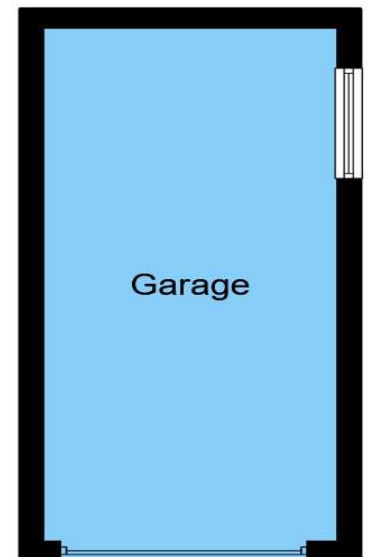


***view this property online*** [williamhbrown.co.uk/Property/SNH112725](http://williamhbrown.co.uk/Property/SNH112725)





**Floor Plan**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Chapel Lane, Helpringham Sleaford**

- Spacious bungalow in need of some modernisation
- In and out driveway & detached garage
- Generous sized enclosed rear garden
- Quiet village location with amenities in walking distance
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH112725](http://williamhbrown.co.uk/Property/SNH112725)



Property Ref:  
SNH112725 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**